



Application Type: DEMOLITION REVIEW
Legistar File ID # [75031](#)
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: November 29, 2023

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09\(1\)\(c\)](#) and [41.12\(3\)](#) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

15 Ellis Potter Court

Commercial building constructed in 1980.



City Assessor



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects
Applicant's Comments: None
Staff Findings: There is no preservation file or WHS site file.

Staff Recommendation: Staff recommends a finding of no known historic value.

117, 119, 121, 123, and 125 W Mifflin Street and 15 N Fairchild Street



Google Earth



Google Earth



Google Street View



Google Street View



Wisconsin Historical Society Image ID #135975

117 W Mifflin Street

Commercial building constructed in 1922.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of one-story building located at 117 W. Mifflin Street.

Staff Findings: The preservation file indicates that the neo-classical revival terra cotta building was designed by architect Philip Homer. It was known as the Mifflin Arcade and was home to a variety of commercial uses in its early years. It was owned by Madison Realty, who intended to create "a high-class shopping district for women and to make the Mifflin Arcade one of the best known business blocks in the city," according to a 1922 *Wisconsin State Journal* article. The building is currently the Silver Dollar Tavern. A November 17, 2023 *WSJ* article noted that the Silver Dollar Tavern is the oldest family-owned bar in Madison, which opened in 1933. The building was considered contributing to the potential State Street National Register Historic District. The WHS site file contains similar information.

This building was not included in the previous demolition request that the Landmarks Commission reviewed on July 8, 2019.

Staff Recommendation: Staff recommends a finding of historic value due to this building being determined to be contributing to a State Street National Register Historic District by the Keeper of the National Register, and as a rare style of glazed terracotta arcade building.

119 W Mifflin Street

Commercial building constructed in 1922.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of one-story building located at 119 W. Mifflin Street.

Staff Findings: The preservation file indicates that the neo-classical revival terra cotta building was designed by architect Philip Homer. It was known as the Mifflin Arcade and was home to a variety of commercial uses in its early years. It was owned by Madison Realty, who intended to create "a high-class shopping district for women and to make the Mifflin Arcade one of the best known business blocks in the city," according to a 1922 *Wisconsin State Journal* article. The building was considered contributing to the potential State Street National Register Historic District. The WHS site file contains similar information.

The Landmarks Commission reviewed the proposed demolition of this building on July 8, 2019 and made the finding that that "the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction."

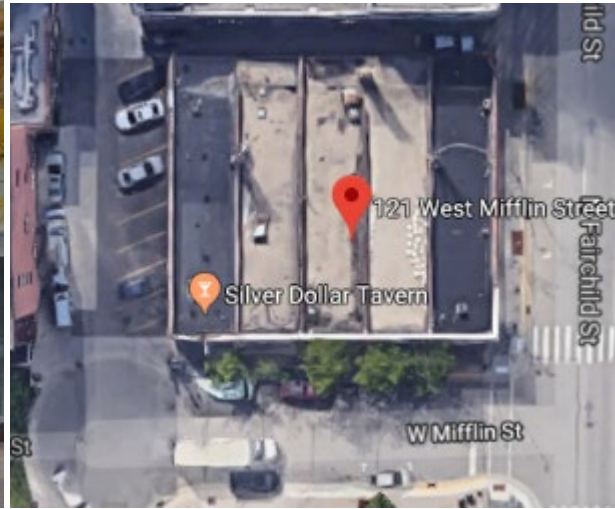
Staff Recommendation: Staff recommends a finding of historic value due to this building being determined to be contributing to a State Street National Register Historic District by the Keeper of the National Register, and as a rare style of glazed terracotta arcade building.

121 W Mifflin Street

Commercial building constructed in 1922.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of one-story building located at 121 W. Mifflin Street.

Staff Findings: The preservation file indicates that the neo-classical revival terra cotta building was designed by architect Philip Homer. It was known as the Mifflin Arcade and was home to a variety of commercial uses in its early years. It was owned by Madison Realty, who intended to create “a high-class shopping district for women and to make the Mifflin Arcade one of the best known business blocks in the city,” according to a 1922 *Wisconsin State Journal* article. The building was considered contributing to the potential State Street National Register Historic District. The WHS site file contains similar information.

The Landmarks Commission reviewed the proposed demolition of this building on July 8, 2019 and made the finding that that “the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction.”

Staff Recommendation: Staff recommends a finding of historic value due to this building being determined to be contributing to a State Street National Register Historic District by the Keeper of the National Register, and as a rare style of glazed terracotta arcade building.

123 W Mifflin Street

Commercial building constructed in 1922.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of one-story building located at 123 W. Mifflin Street.

Staff Findings: The preservation file indicates that the neo-classical revival terra cotta building was designed by architect Philip Homer. It was known as the Mifflin Arcade and was home to a variety of commercial uses in its early years. It was owned by Madison Realty, who intended to create "a high-class shopping district for women and to make the Mifflin Arcade one of the best known business blocks in the city," according to a 1922 *Wisconsin State Journal* article. The building was considered contributing to the potential State Street National Register Historic District. The WHS site file contains similar information.

The Landmarks Commission reviewed the proposed demolition of this building on July 8, 2019 and made the finding that that "the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction."

Staff Recommendation: Staff recommends a finding of historic value due to this building being determined to be contributing to a State Street National Register Historic District by the Keeper of the National Register, and as a rare style of glazed terracotta arcade building.

125 W Mifflin Street

Commercial building constructed in 1922.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of one-story building located at 125 W. Mifflin Street.

Staff Findings: The preservation file indicates that the neo-classical revival terra cotta building was designed by architect Philip Homer. It was known as the Mifflin Arcade and was home to a variety of commercial uses in its early years. It was owned by Madison Realty, who intended to create “a high-class shopping district for women and to make the Mifflin Arcade one of the best known business blocks in the city,” according to a 1922 *Wisconsin State Journal* article. The building was considered contributing to the potential State Street National Register Historic District. The WHS site file contains similar information.

The Landmarks Commission reviewed the proposed demolition of this building on July 8, 2019 and made the finding that that “the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction.”

Staff Recommendation: Staff recommends a finding of historic value due to this building being determined to be contributing to a State Street National Register Historic District by the Keeper of the National Register, and as a rare style of glazed terracotta arcade building.

15 N Fairchild Street

Commercial building constructed in 1928 and remodeled in 1979.



Google Street View



Google Earth

Applicant: Ethan Schwenker, Hovde Properties

Applicant's Comments: Demolition of three-story building located at 15 N Fairchild Street.

Staff Findings: There is no preservation file or WHS site file.

This building was not included in the previous demolition request that the Landmarks Commission reviewed on July 8, 2019.

Staff Recommendation: Staff recommends a finding of no known historic value.

2413 S Park Street

Commercial buildings constructed in 1975.



Google Street View



Google Earth

Applicant: Todd Schauff, Park Bank

Applicant's Comments: Demo the former Comstock Tire building due to condition and public safety.

Staff Findings: There is no preservation file or WHS site file.

Staff Recommendation: Staff recommends a finding of no known historic value.